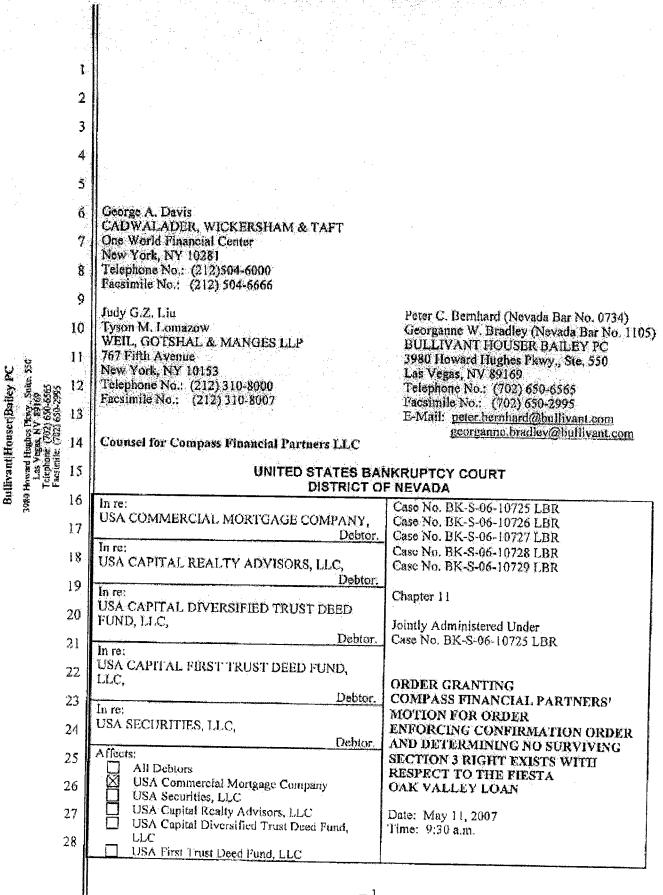
## EXHIBIT "A"



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The Court conducted a hearing on May 11, 2007 on the Motion for Order Enforcing Confirmation Order and Determining No Surviving Section 3 Right Exists With Respect to the Fiesta Oak Valley Loan (the "Motion"), which was filed by Compass Financial Partners, LLC ("Compass") on March 30, 2007. Appearances of counsel were noted on the record at the hearing.

Having considered the Motion, the declaration and supplemental declaration filed in support thereof, the opposition thereto and the declarations in support of the opposition, the joinder in the opposition, and the reply to the opposition, and having heard arguments of counsel, and finding that notice of the Motion was proper and appropriate under the circumstances, that good cause exists for granting the Motion.

IT IS HEREBY ORDERED that the Motion be, and it hereby is, GRANTED; and IT IS FURTHER ORDERED that Debt Acquisition Company of America ("DACA") failed to establish that 51% of Direct Lenders1 in the Fiesta Oak Valley Loan elected to terminate Compass as loan servicer, such that a Surviving Section 3 Right was not properly exercised; and

IT IS FURTHER ORDERED that in the event a Direct Lender attempts to exercise a Surviving Section 3 Right, the record date for determining whether such Surviving Section 3 Right has been properly exercised shall be the thirtieth (30th) day following the date on which a Compass Motion is filed; and

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Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Motion.

IT IS FURTHER ORDERED that nothing set forth in this Order shall modify or be 1 deemed to modify the Confirmation Order, the Plan, or the Servicing Agreements, or the parties 2 rights thereunder, except to the extent expressly set forth herein. 3 Submitted by: CADWALADER WICKERSHAM & TAFT 3 WEIL GOTSHAL & MANGES, LLP 6 BULLIVANT HOUSER BAILEY PC 8 9 10 Attorneys for Compass Financial Partners 11 Bullivant Housert Bailey PC Approved Disapproved 12 13 KIRBY & McGUINN, A P.C. 14 15 Dean T. Kirby, Jr. 16 Attorneys for Debt Acquisition Company of America 17 18 Approved/Disapproved by: JONES VARGAS 19 20 21 Janet L. Chubb, Esu. Attorneys for Robert J. Kehl, Ruth Ann Kehl, and Judy A. Bonnet 22 23 Approved/Disapproved by: 24 OFFICE OF THE USA TRUSTEE 25 26 27 28

In accordance with Local Rule 9021, the undersigned certifies: The court waived the requirements of LR 9021. No parties appeared or filed written objections, and there is no trustee appointed in the case. √ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below: б Dean T. Kirby, Jr. : WOLLD NOT SIGN-DISAPPROVED Janet L. Chubb, Esq.: NO RESPONSE Office of U.S. Trustee: APPROVED BULLIVANT HOUSER BAILEY P.C.